



RIBBLE VALLEY
BOROUGH COUNCIL

17 JAN 2012

FOR THE
ENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

020120063P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	M	Surname:	Haworth						
Company name:											
Street address:	Gleadale 74 Salthill Road			Telephone number:	<table><tr><th>Country Code</th><th>National Number</th><th>Extension Number</th></tr><tr><td></td><td></td><td></td></tr></table>	Country Code	National Number	Extension Number			
Country Code	National Number	Extension Number									
Town/City:	Clitheroe			Mobile number:	<table><tr><td></td><td></td><td></td></tr></table>						
County:	Lancashire			Fax number:	<table><tr><td></td><td></td><td></td></tr></table>						
Country:				Email address:							
Postcode:	BB7 1PE										

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	Keith	Surname:	Fowler						
Company name:	The Fowler Partnership										
Street address:	Brook Lodge Clitheroe Road			Telephone number:	<table><tr><th>Country Code</th><th>National Number</th><th>Extension Number</th></tr><tr><td>01200</td><td>426716</td><td></td></tr></table>	Country Code	National Number	Extension Number	01200	426716	
Country Code	National Number	Extension Number									
01200	426716										
Town/City:	Waddington			Mobile number:	<table><tr><td>07966</td><td>404625</td><td></td></tr></table>	07966	404625				
07966	404625										
County:	Lancashire			Fax number:	<table><tr><td>01200</td><td>426716</td><td></td></tr></table>	01200	426716				
01200	426716										
Country:	England			Email address:							
Postcode:	BB7 3HN			keith@tfp-architects.co.uk							

3. Description of Proposed Works

Please describe the proposed works:

Proposed 2 Storey Extension and Internal Alterations

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	74	Suffix:	
House name:			
Street address:	SALTHILL ROAD		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 1PE		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	374911
Northing:	442276

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle
access proposed to or from
the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian
access proposed to or
from the public highway?

☒ Yes ☐ No

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

If Yes to any questions, please send details on plans or drawings and state their reference number(s):

11 140 004 Proposed Site Plan

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes ☐ No

If Yes, please describe:

Existing driveway is to be increased in size

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

painted render above stone plinth

Description of *proposed* materials and finishes:

painted render above stone plinth

Roof - description:Description of *existing* materials and finishes:

plain concrete tiles

Description of *proposed* materials and finishes:

plain concrete tiles

Windows - description:Description of *existing* materials and finishes:

white upvc

Description of *proposed* materials and finishes:

white upvc

Doors - description:Description of *existing* materials and finishes:

white upvc

Description of *proposed* materials and finishes:

white upvc

Boundary treatments - description:Description of *existing* materials and finishes:

stone wall with timber fence above

Description of *proposed* materials and finishes:

stone wall with timber fence above

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

tarmac

Description of *proposed* materials and finishes:

tarmac

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11 140 001 Existing Details

11 140 002 Scheme Proposal

11 140 003 Section & Notes

11 140 004 Proposed Site Plan

11 140 005 Location Plan

12. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Keith Surname: Fowler

Person role: Agent Declaration date: 13/01/2012 ☒ Declaration made**12. Certificates (Agricultural Land Declaration)****Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

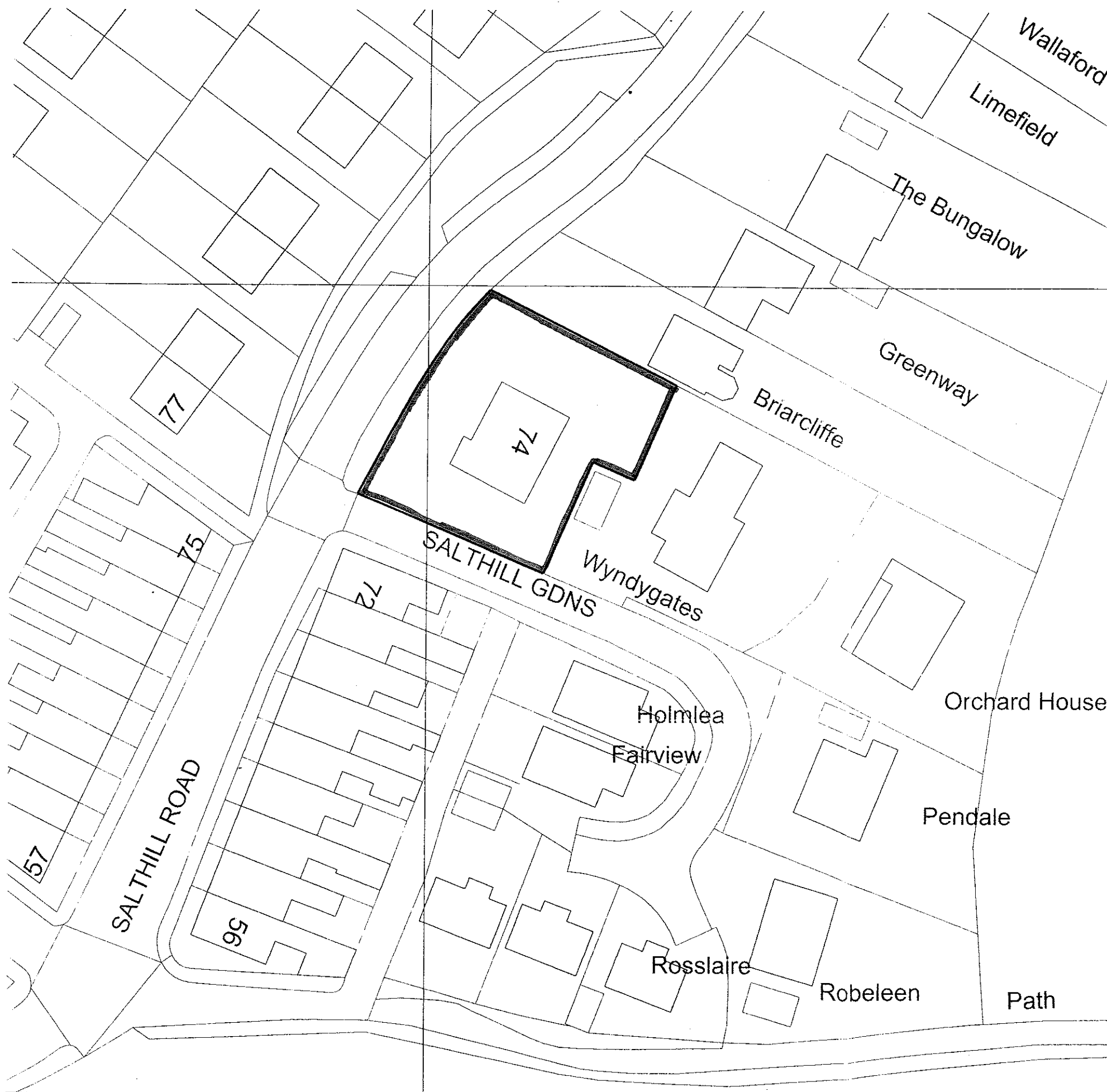
(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Keith Surname: Fowler

Person role: Agent Declaration date: 13/01/2012 ☒ Declaration Made**13. Declaration**I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 13/01/2012



320120063P



the
fowler
partnership
architects

tfp

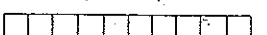
Client
Mr & Mrs M Haworth
Project
Gleadale
74 Salthill Road
Clitheroe
BB7 1PE

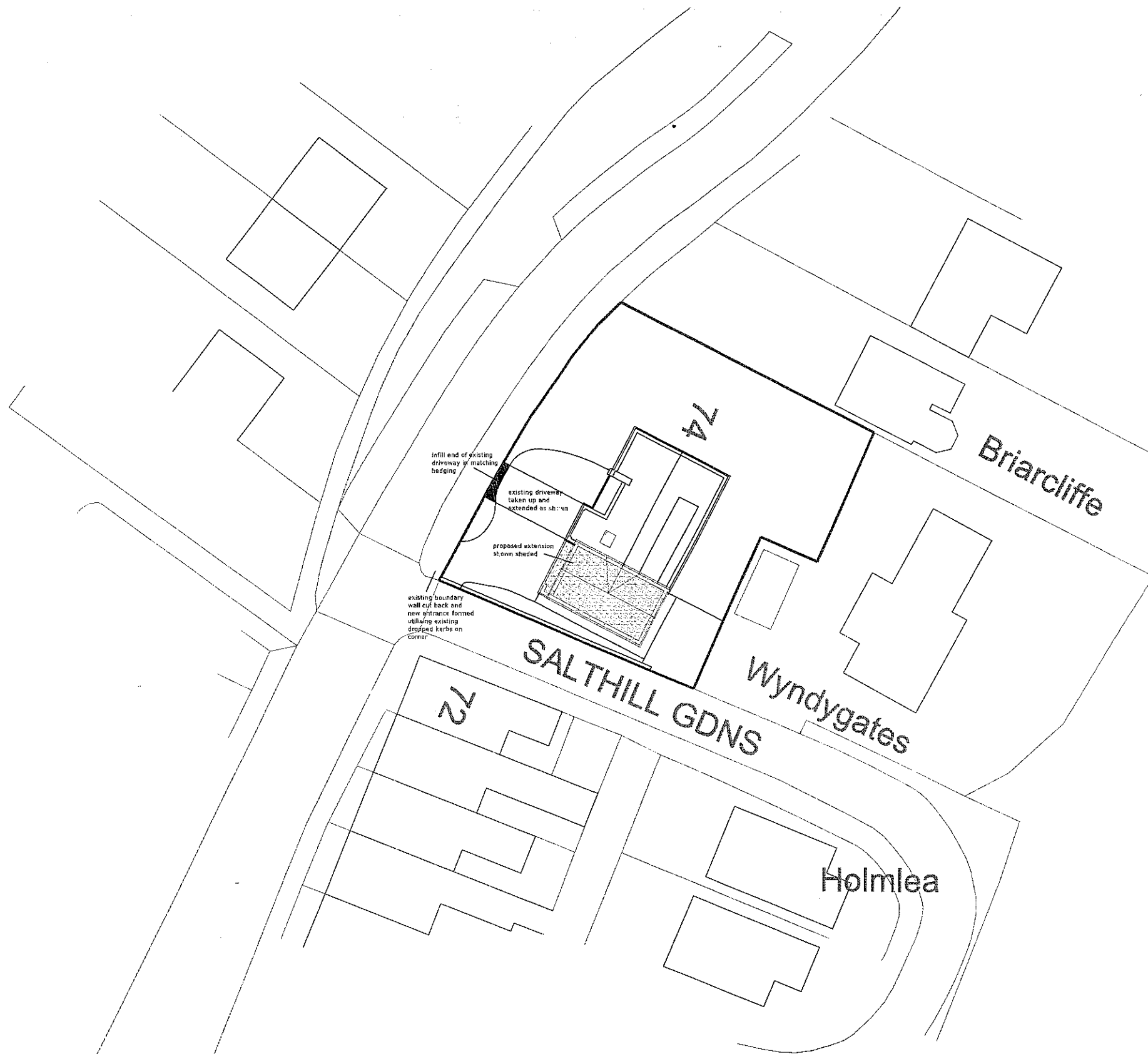
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Location Plan

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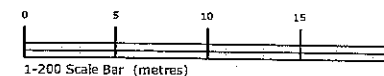
Scale
1:500 @ A3
Date
09/01/12
Drawn
KF

Drawing No.
11 | 140 | 005





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Client

Mr & Mrs M Haworth

Project

Gleadale
74 Salthill Road
Clitheroe
BB7 1PE

Scale

1:200@A1

Date

09/01/12

Drawn

KF

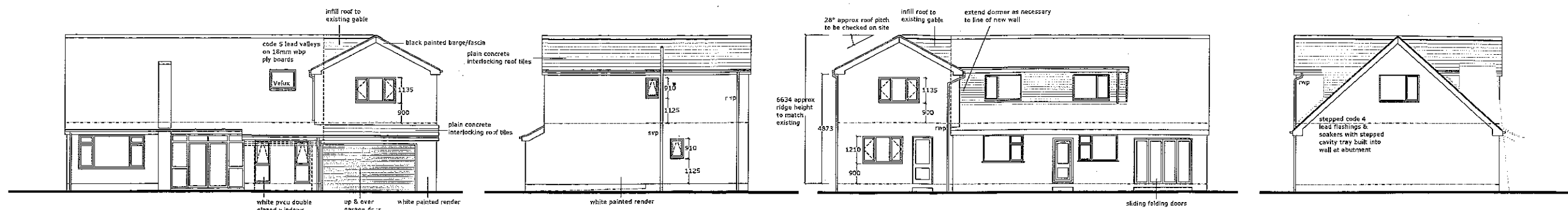
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Proposed Site Plan

Drawing No.

11 | 140 | 004

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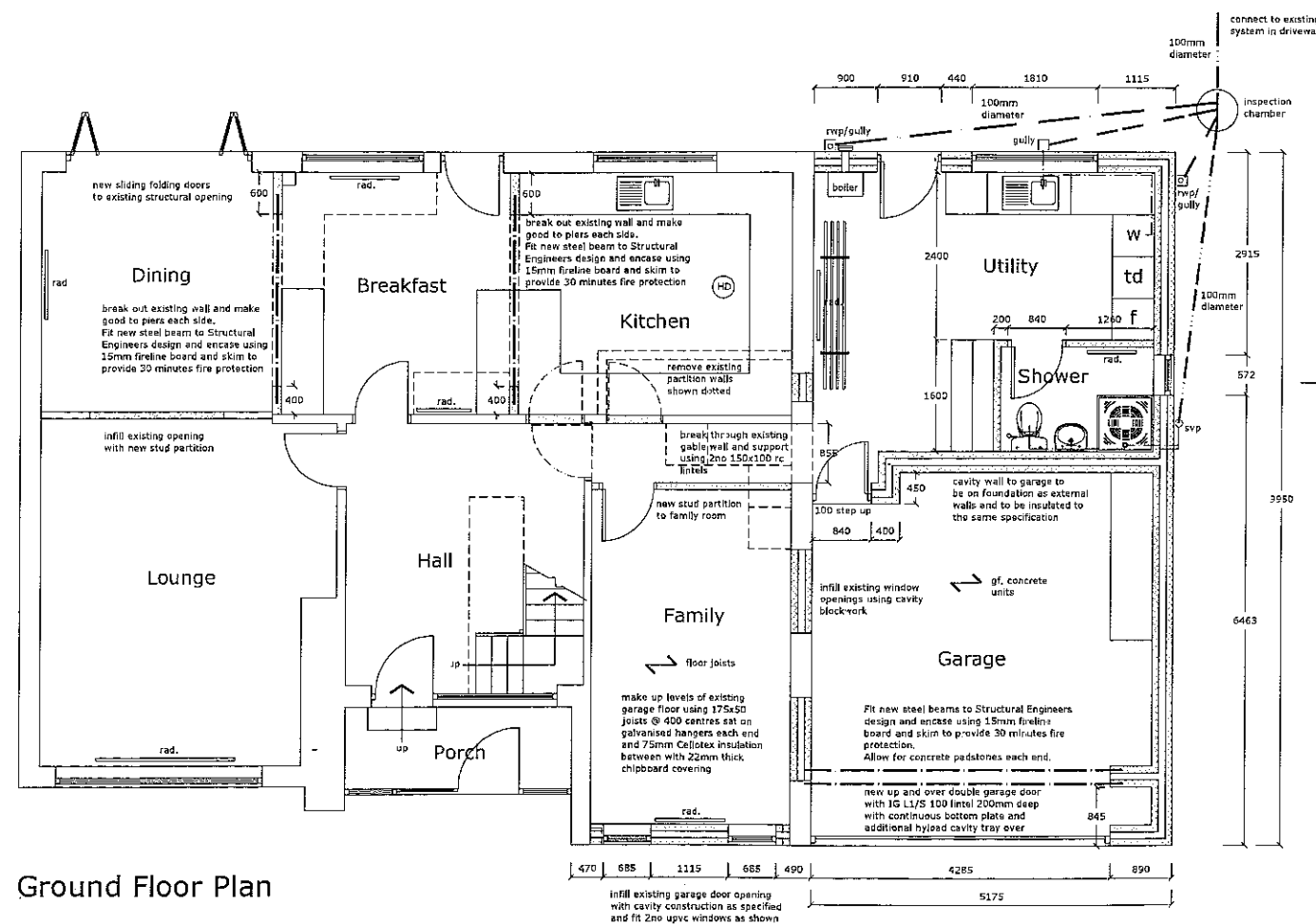
North West
Elevations 1:100

South West

South East

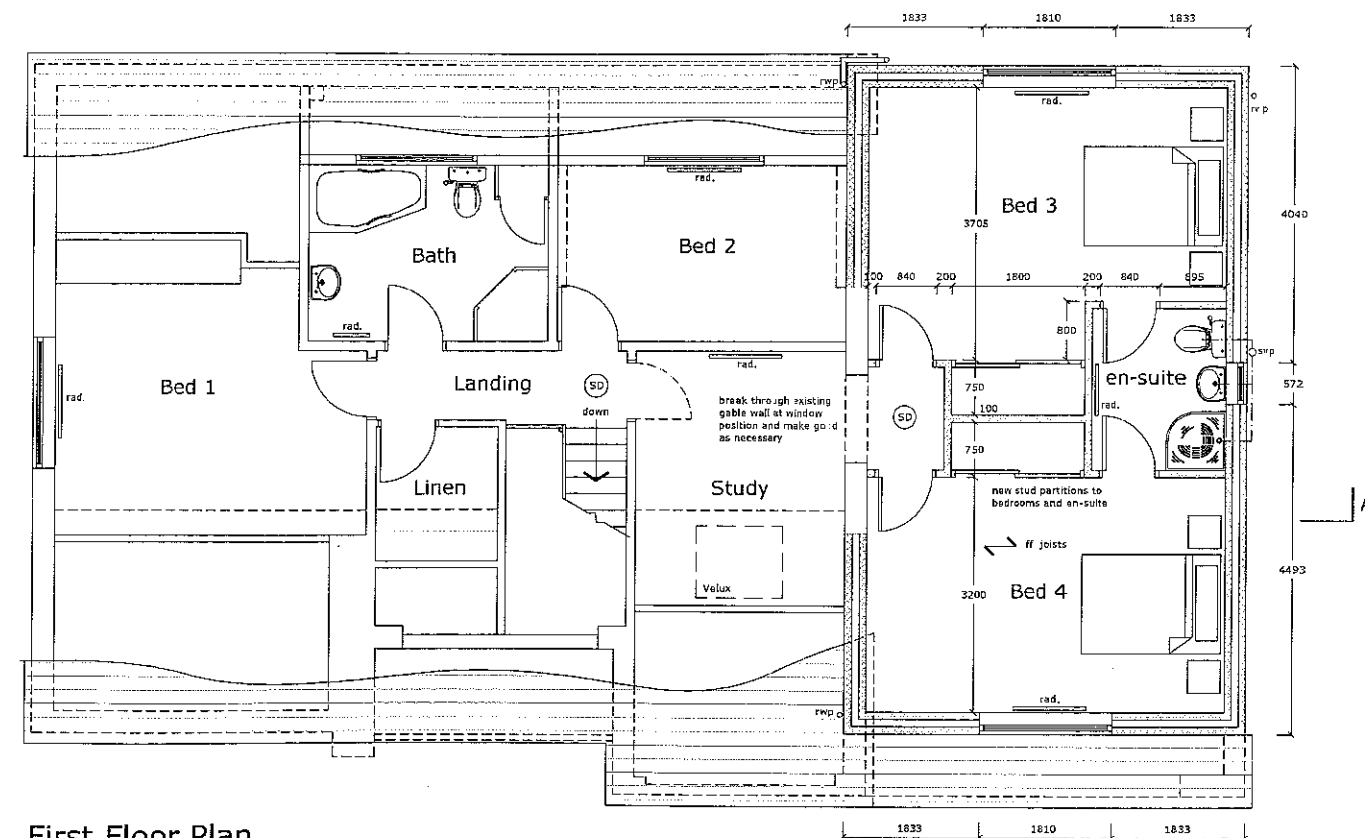
North East

320120063P

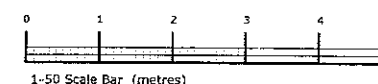


Ground Floor Plan

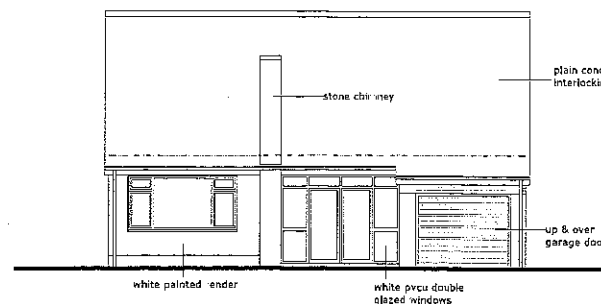
Floor Plans 1:50



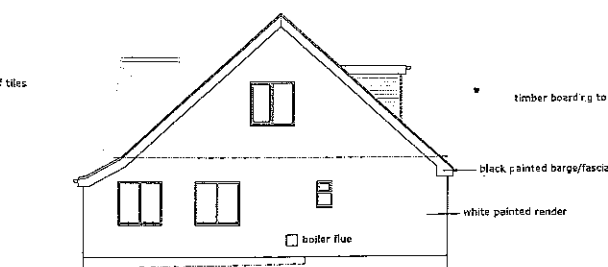
First Floor Plan



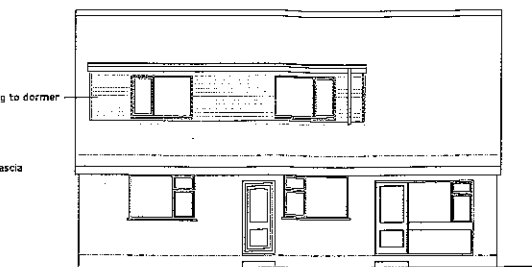
tfp the fowler partnership architects	Client	Mr & Mrs M Haworth	Scale	1:50@A1
	Project	Gleadae 74 Salthill Road Clitheroe BB7 1PE	Date	08/12/11
	Sheet	Scheme Proposal	Drawn	KF
	© Copyright in this drawing is vested in the fowler partnership		Drawing No.	11 140 002



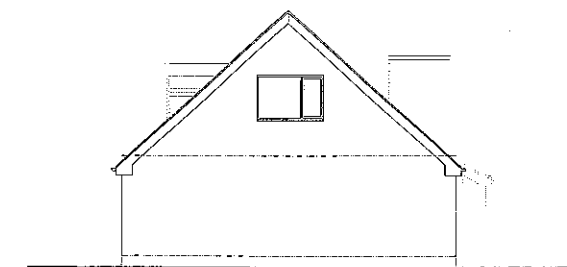
North West
Elevations 1:100



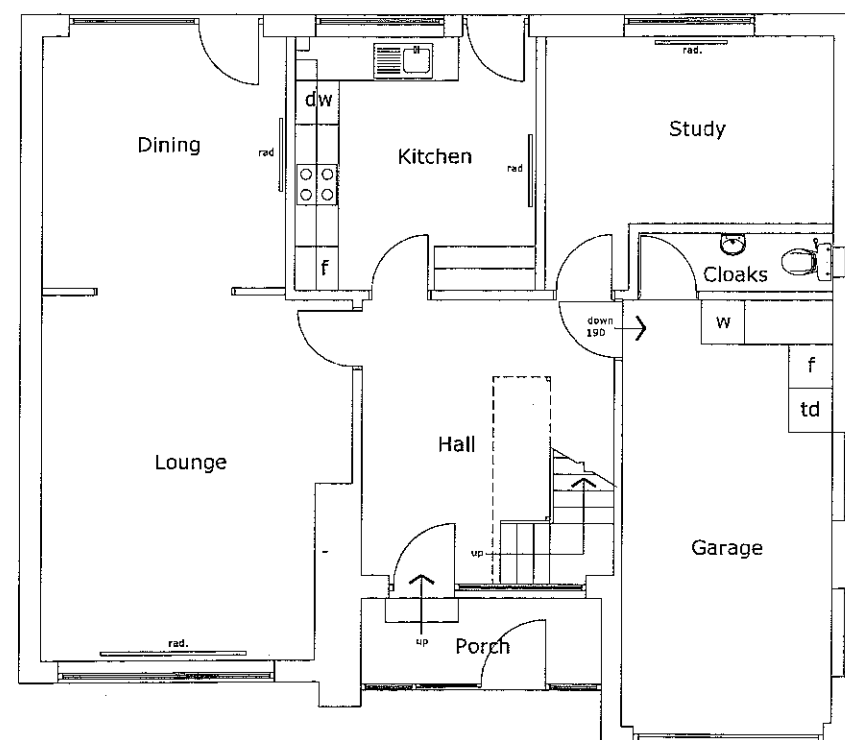
South West



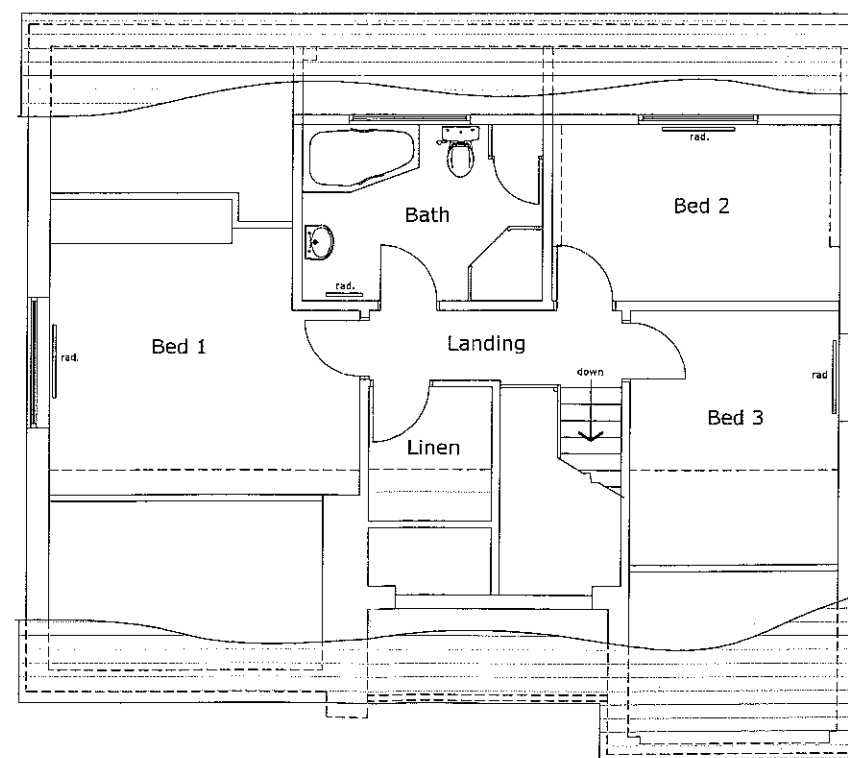
South East



North East

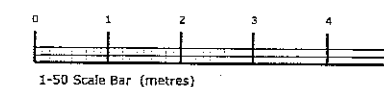


Ground Floor Plan
Floor Plans 1:50



First Floor Plan

320120063P



tfp the fowler partnership architects	Client Mr & Mrs M Haworth	Scale 1:50@A1
	Project Gleedale 74 Salthill Road Clitheroe BB7 1PE	Date 07/12/11
	Sheet Existing Details	Drawn KF
	© Copyright in this drawing is vested in the fowler partnership	Drawing No. 11 140 001

19 Trident Park, Trident Way, Blisdon, Leicestershire, LE15 3RU
Telephone: +44(0)1254 231 999 Facsimile: +44(0)1254 231 990 E-mail: info@tfp.co.uk Website: www.fowlerpartnership.co.uk

CONSTRUCTION NOTES

FOUNDATIONS- Concrete strip foundations minimum size 600mm wide x 200mm thick and min 900mm deep below outside ground level subject to ground conditions, formed in C20p quality concrete, all to comply with the Building Regulations approved document A sections A1/2. Level of foundations to be such that no additional load is transmitted to the retaining wall along the boundary with Salthill Gardens.

EXTERNAL CAVITY WALLS- External leaf of approved stone to match existing up to ground floor level with 100mm blockwork above as specified for inner leaf for rendering to match existing. Form 100mm wide cavity of 50mm clear air space and fix Celotex CY4060 cavity wall insulation boards 50mm thick fixed all in accordance with Celotex Ltd. recommendations with approved plastic retaining discs on Ancor stainless steel wall ties min 250mm long at 450 vertical and 750mm horizontal centres to inner leaf of 100mm concrete blockwork, Plasnor Fibolite (lambda 0.25) or similar approved, minimum 3.5W/m², walls to be finished internally with 2 coats of lightweight plaster 13mm thick, or 12.5mm plasterboard fixed with plaster dabs with a plaster skim finish throughout. All to achieve a max. 'U' value of 0.25W/m².k.

DPC'S AND CAVITY TRAYS- To be placed around window & door openings at all horizontal and vertical cavity joinings using Thermabate insulating dpc units to avoid cold bridging, also provide Hydrad dpc's at minimum 150mm above adjacent external ground/path level in external leaf & at ground floor slab level in internal leaf & as cavity trays over lintels. DPC's at ground floor level are to be linked, lapped and sealed with floor dpm, cavities are to be filled with lean mix concrete with top sprayed out to 225mm below dpc/75mm below path level.

All DPC's are to be laid on a smooth bed of mortar bedded and formed in Hyflow, cavity trays where noted are to be complete with stop ends & shall extend minimum 150mm beyond end of lintels, all purpose made cavity trays are to be manufactured by Cavity Trays Ltd. of Yeovil. Allow for forming weep holes at max. 900mm ctrs in outer leaf, min 2m²/small opening for draining of cavity trays.

GROUND FLOOR- Excavate down to firm supporting ground level & spread min 150mm thick well compacted stone hardcore bed in max 150mm layers to level and blind with min 25mm of sand. Lay 1200 gauge visqueen dpm lapped min 150mm at joints & sealed. Dpm to extend up edge of floor slab & laid under dpc in inner leaf. Lay 75mm thick oversite concrete. Install precast concrete beam and block floor designed by specialist leaving min 50mm air space above oversite concrete and built into new and existing walls. Lay 75mm thick Celotex FF4075 floor insulation slab, lay on top of insulation a 500 gauge visqueen separating layer all in accordance with Celotex Ltd. recommendations. Lay min 50mm thick screed onto separating layer. Provide 25mm thick Celotex insulation board strips to exposed screed perimeter edges. Finished floors are to achieve a 'U' value of 0.20W/sq.m.K.

FIRST FLOOR- Fix Posi-Joist steel web system joists at max 400 centres, designed by specialist to support floor loadings with aluminium sheet conducting layer and min 22mm thick flooring grade T&G chipboard (water resistant in bathroom) with a min mass of 15Kg/sq.m screwed to joists at 150mm ctrs.

Support joists on new and existing external walls using adequately sized galvanised mild steel joist hangers. Fix 12.5mm Gyproc WallBoard Ten ceiling with a min mass of 10Kg/sq.m with 2mm plaster skim finish to underside and lay between joists above ceiling 100mm Iso wool general purpose roll, min density 10kg/m³. Wall to ceiling joints to be sealed with tape or acoustic sealant, all to comply with Approved Document E, to provide a minimum sound reduction value of fix 40dB.

Lateral Wall Support- walls are to be strapped to floors at first floor level at 2000mm ctrs. with L shaped galvanised steel straps 30x5x1000mm long turned down cavity, provide solid swd blocking 75x50 between joists for full length of straps.

FITCHED ROOF- Provide & fix plain concrete tiles to match existing to 50x25mm treated swd battens at correct gauge to suit tile on breathable sarking membrane Tyvec VCL or similar approved on trussed rafters at max 600mm ctrs. on 100x75 treated swd. wallplates strapped at max 2000 ctrs to inner leaf. Fix tightly between all rafters & flush with bottom edge of rafters 100mm thick Celotex GA4000 insulation slabs with no gaps & all joints taped & sealed, all fixed in accordance with Celotex Ltd. recommendations, to provide a min 25mm air cavity between the top of the insulation & the breather membrane, clad underside of rafters with 6 0mm thick Celotex GA4000, fix 12.5mm plasterboard ceiling with 2mm plaster skim finish, all to achieve a 'U' value of 0.15W/sq.m.K.

Allow for forming loft access openings fitted with insulated access panels. Allow for providing & fixing Velux S06 GGL roof light 1140 wide x 1180mm high as shown. Include for all Velux flashings to make roof watertight.

Provide & fix a continuous treated swd tilt fillet ex 150x25 on top of rafters, provide & fix treated sw fascias & soffits, black rainwater gutters & rainwater pipes as shown, to discharge below gully grating level into water trapped sealed day gullies in positions as shown on plan.

LATERAL RESTRAINT- Provide 100x75mm treated swd. wall plates on top of inner leaf at eaves level to pitched roofs, strapped down using galvanised 'L' shaped mild steel straps 30x5x1000mm long fixed to inner leaf blockwork face at max 2000mm ctrs. with plastic plugs & 50x5 screws at 150 ctrs. Lateral restraint to first floors, first floor ceiling joists & rafters at verge level on & gable is to be provided by galvanised mild steel straps 30x5x1200 long at max 2000mm centres turned down cavity face of inner leaf & fixed to 75x50mm softwood blocking fixed between joists & rafters for full length of straps.

PARTITIONS- Timber stud partition walls where noted are to be framed up in min. 75x50mm swd studs at 400mm vertical ctrs. with noggins at 450mm centres horizontally. In all partitions fix a layer of 25mm thick Iso wool Acoustic Partition Roll (1200) tightly fitted between studs, clad both sides of all partitions with 12.5mm Gyproc WallBoard ten with a 2mm plaster skim finish throughout, all air gaps to be sealed with acoustic sealant to achieve a minimum Rw value of 40db, all to comply with Approved Document E. Provide 75x50mm timber noggins to heads of all partitions.

JOINERY- Include for providing & fixing velux rooflight, internal doors & frames, architraves, window boards & skirting for painting, allow for providing & fixing approved ironmongery & door furniture.

WINDOWS- New external windows, doors & sliding folding patio doors are to be in white pvcu sections manufactured by an approved specialist, all to be double glazed and draught stripped throughout.

Windows, doors & velux rooflight are to have Argon filled spaces between layers of glass all to achieve a 'U' value of 1.6W/m².k.

Safety glass is to comply with BS6206 class A and is to be provided in all internal & external doors & sidelights with glazing less than 1500mm above floor level & in windows with glazing below 800mm above floor level. All external doors are to be double glazed.

FIRE ESCAPE-

Windows to first floor bedrooms are to have an unobstructed openable area for escape purposes of minimum 450mm high x 450mm wide and at least 0.33 square metres. The bottom of the openable area should be no more than 1100mm above the floor level & the openers are to be fitted with emergency egress hinges.

WASTE SYSTEM- WC soil pipes to be 100mm int. dia., basin waste pipes are to be min 32mm dia., sink, bath & shower waste pipes to be min 40mm dia., & all connected separately into new 100mm dia SVP with rodding eye at base, all waste pipes/fittings are to be fitted with 75mm deep seal anti-vac traps.

DRAINAGE- All clay pipes & fittings are to be from the Hepworth superslave range or similar approved clay drainage system & installed in accordance with the manufacturer's recommendations, drains passing under walls are to have concrete lintels over them with flexible joints both sides of wall, allow for making new connections into existing local drainage as noted & shown on plan, any redundant drainage found on site is to be taken up or filled solid with lean mix concrete, any drainage passing under new floors is to be bedded & surrounded in 150mm concrete or diverted as necessary. Allow for providing new Hepworth trapped & metal grated gullies, 300mm dia access chambers if required at drain direction changes & connecting new foul & surface water drainage into existing as shown. All drainage works are to be carried out to the satisfaction/approval of the Building Inspector.

VENTILATION- Utility Room- Rapid ventilation is to be provided by window opening light incorporating controllable trickle vent min 4000mm² in the head. Also provide an extract fan ducted to outside air & fitted with a watertight terminal to provide an extract at a rate of 60 litres/second & manually controlled.

Bedrooms- to have background ventilation of min 8000mm² by trickle vents in heads of windows/doors. For purge ventilation windows to have opening lights that form an opening angle of 30deg. or more to be equal in size to a min of 1/20th of the room floor area, for opening angle less than 30deg. angle 1/10th of the room floor area.

Shower Rooms- to have rapid ventilation provided by a window opening light with a controllable trickle vent fitted min 4000sq.mm in the head, also provide manually controlled extract fan ducted to outside air & fitted with a watertight terminal to provide extract at a rate of 15litres/second.

ELECTRICAL- Contractor is to allow for extending the electrical installation. Energy efficient light fittings are to be fitted at a rate of 1no. per 25sq.m of floor area, or part thereof or 1no. per 4no. fixed light fittings. Any external lighting is to be controlled by a light detecting cell to turn off lighting in daylight & manually controlled when it is not required during darkness, max individual lamp capacity to be 150W per light fitting, or by using light fittings with sockets only for lamps having an efficiency greater than 40 lumens per circuit watt. Light fittings in little used areas are to comply with recommendations in GIL 20 2006.

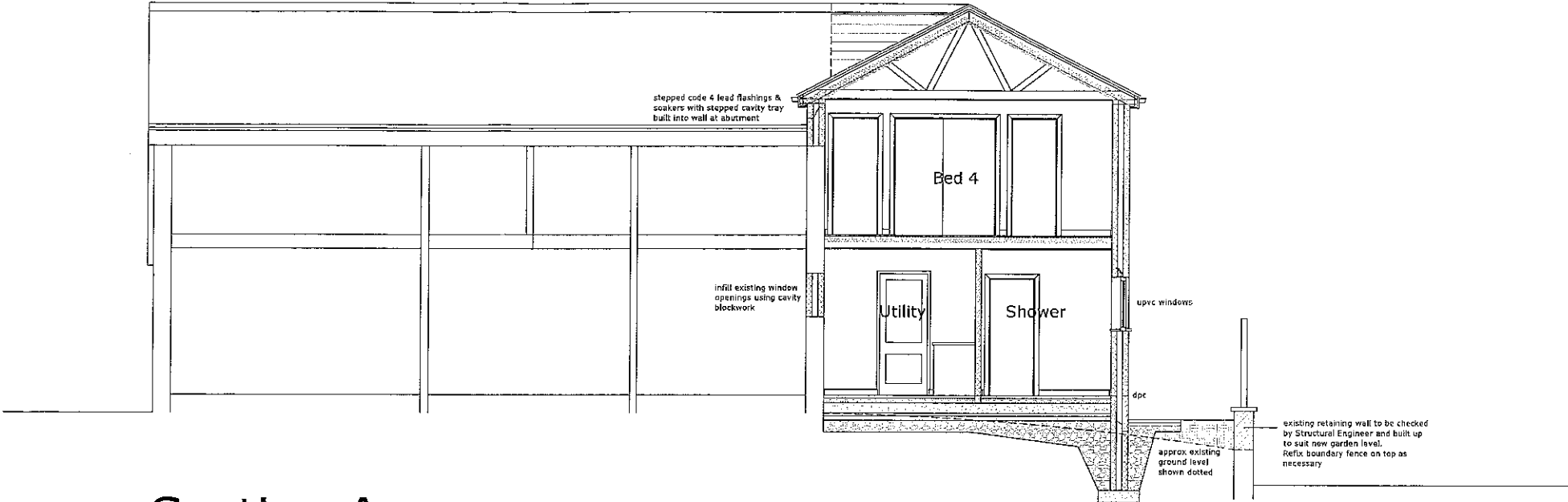
Socket outlets & light switches etc. are to be placed between a bend from 450mm & 1200mm above floor level. All electrical work to be carried out by a competent person who can test and certify the installation on a self certifying basis & provide the necessary electrical completion certificates for the client & Local Authority approval, all in accordance with approved document part P & L1B of the building regulations.

FIRE DETECTION- Provide 2no. self contained mains operated smoke detectors & 1no. heat detector as shown on plan, conforming to BS5466 part 1 installed in accordance with the manufacturers instructions, alarms are to be wired on a separately fused wiring circuit in accordance with the current IEE wiring regulations, refer to drawing for locations denoted as SD & HD respectively.

HEATING- Allow for extending piped radiator heating system including new SEDBUK Band A rated gas boiler & fixing adequately sized radiators fitted with TRV's. All work is to be carried out by a suitably qualified gas council registered heating engineer in strict accordance with OFTEC standards & recommendations.

FITTINGS- The extent & quality of the kitchen unit fit-out & sanitary fittings is to be agreed with the client.

FINISHES- New Plastered Walls & Ceilings: Apply one thinned coat followed by two coats of vinyl matt emulsion. New Internal Softwood Joinery & Doors: Prepare & apply one coat of primer one undercoat & one gloss paint from the Dulux, Crown or Leyland colour ranges.



Section A

320120063P

tfp

the fowler partnership architects

Client

Mr & Mrs M Haworth

Project

Gleadale
74 Salthill Road
Clitheroe
BB7 1PE

Sheet

Section & Notes

Scale

1:50@A1

Date

09/01/12

Drawn

KF

Drawing No.

11 140 003

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19 Tridont Park, Tridont Wey, Bickham, Lancashire, BB1 3HU
Telephone: +44(0)1254 251 999 Facsimile: +44(0)1254 251 990 Email: info@tfpa.co.uk Website: www.tfp.co.uk

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mr and Mrs Haworth

'Gleadale'
74 Salthill Road
Clitheroe
BB7 1PE

28 January 2012

320120063 P

- 2 FEB 2012

FOR THE
EDITION OF

Job ref: B 1099

Dear Mr and Mrs Haworth

Re: Scoping Survey (bats): 74 Salthill Road, Clitheroe, Lancashire, BB7 1PE

Introduction

You have requested a protected species survey report as a condition of a planning application to Ribble Valley Borough Council for proposed building alterations at your property.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. YDNPA requires an appraisal of the likely impact of the proposed scheme on protected species in addition to any precautionary mitigation measures that may be required.

A scoping survey and daylight inspection was undertaken on Friday 27 January between 09.00 and 09.30. The weather at the time of the inspection was cool, dry and overcast (temp: 4.5°C; cloud cover: 100%, wind: light westerly, rain: nil) providing satisfactory conditions for carrying out a daylight scoping survey.

There is no evidence of roosting bats at this property; consequently there is only a low risk of disturbing roosting bats during the building alterations.

Survey methodology

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (*BCT – Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

The scoping survey includes a desktop search of publicly available data on protected species within the district in addition to locally significant landscape features and designated nature conservation sites.

The aim of the scoping exercise is to identify any bat species that are likely to be present at the site in addition to establishing numbers of individuals, roost type and times when bats are most active.

Non-invasive survey methods were used to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

The search was made using a high-powered lamp (Clu-lite CB2 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insect fragments typically found in a feeding and resting area.

Ambient temperature, relative humidity and lux readings were measured using ETI and Lascar instruments.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989; current NE licence No: 20113901, (Conservation, Science and Education).

Constraints

The inspection was carried out using recommended 'non-invasive' survey methods to determine bat activity within the property. (*Bat Surveys, Bat Conservation Trust, 2007, pp 22 and 23*).

Crevice-roosting bats such as the pipistrelles, some myotis species and brown long-eared bats are able to remain unseen within cavity walls or beneath roofing materials, wall cladding materials and fascia soffits despite careful visual inspection.

Evidence of bat roosting activity such as bat droppings on external walls and surfaces is frequently removed by the action of wind and rain; lack of such evidence is therefore evaluated with caution.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Desktop study

A desktop study has reviewed current publically available data on bats and other protected species within the area. A local data search was carried out to identify bat records within a radius of 0.5km of the site.

Reference to the National Biological Network (NBN) database, including a search of county bat records has identified the following species present within the 10km recording square SD74:

Whiskered bat / Brandt's bat	(<i>M. mystacinus</i> / <i>M. brandtii</i>)
Whiskered bat	(<i>M. mystacinus</i>)
Daubenton's bat	(<i>M. daubentonii</i>)
Natterer's bat	(<i>M. nattereri</i>)
Brown long-eared bat	(<i>Plecotus auritus</i>)
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)
Soprano pipistrelle	(<i>P. pygmaeus</i>)
Noctule bat	(<i>Nyctalus noctula</i>)

Pre-existing information

There are no published records of bat activity at this property.

Description of the property

The property is a modern-style detached bungalow with brick and block cavity wall construction and duo-pitched roof with dormer bedrooms (figures 1 to 4). The tile-with-batten roof is lined with bitumen and hessian felt; the enclosed roof void is insulated with glass fibre material laid across the ceiling joists. The void is clean, cool and well-ventilated and there is no evidence of access by bats.

The dormer window on the rear pitch has a flat bitumastic roof and is partly clad with tongue and groove panelling; the cedar boards are very well sealed and the lead work flashings are also fully secure. All roof areas including the ridge tiles, verges and flashings appear to be very secure. All timber fascias and soffits are well-sealed and there are no gaps between the rendered wall and the soffit; the potential for access to the roof area by roosting bats is considered minimal.

Existing property (images taken 27.01.12)



Figure 1: Front / side elevation



Figure 2: Side / rear elevation



Figure 3: Rear elevation



Figure 4: front elevation



Figure 5: roof void at S gable end

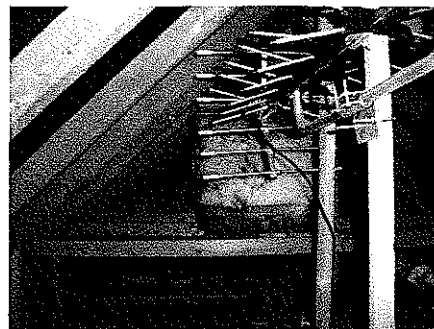


Figure 6: roof void and water tank

Location of the property

NGR: SD 7749422; Elevation: approximately 80m

The location of this property provides sub-optimal feeding, foraging and commuting habitat for bats.

The bungalow is situated on Salthill Road within a well-established residential area close to Tower Hill on the NE edge of the town, the property is adjacent to the road and close to other residential properties.

The site is not adjacent to broadleaved woodland or plantation and there are no areas of standing water or river channel nearby. The nearest riparian habitat is 250m east of the property at Mearley Brook.

There are no designated nature conservation sites immediately adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

The nearest designated LNR / RIGS site is 0.5km east of the property at Salthill Quarry.

Proposed development

It is understood the proposed alterations include a side extension to the south gable end requiring modifications to the existing roof verge, soffit and void (figures 1 and 2).

Survey results

All parts of the property were carefully inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, resting perching or feeding by bats; none was found.

There are no signs of bat roosting, perching or feeding activity within any part of the enclosed roof void; the property is very well-sealed and secure; it is unlikely that roosting bats have ever been present within the roof void and the potential for roosting bats at this site is very low.

Although solitary pipistrelle bats have been recorded in the Salthill Road / Tower Hill area, the location of the property is 'sub-optimal' in terms of feeding, foraging and commuting habitat for bats and there is relatively poor habitat connectivity to bat feeding and foraging habitat at Mearley Brook and Salthill Quarry.

Evaluation of results

1. There is no evidence of bat activity within any part of the property.
2. There is very low risk of disturbing roosting bats during the proposed works.
3. The scale of impact of the development on local bat populations is likely to be negligible or low¹
4. The conservation significance of the property is currently low².
5. Using current good practice guidelines to assess the level of survey effort that is required at the property, it is recommended that further survey work during the summer period is not required³.
6. It is recommended that the proposed works should proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats. (refer to the mitigation guidance notes below).

¹ The scale of main impacts at site level on bat populations – Table 6.1. p37 - (BMG, 2004)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004)

³ Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Conclusion and recommendations

The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

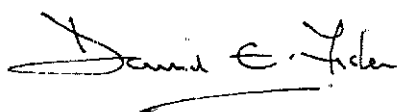
The scale of impact of the development at site level on local bat populations is likely to be low.

The risk of disturbing roosting bats at this property is likely to be low.

Further survey effort during the optimal survey period (May to August) is not recommended.

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribbles Valley Borough Council with the planning application.

Yours sincerely



David Fisher

Mitigation considerations (general guidance notes)

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as “...measures to protect the bat population from damaging activities and reduce or remove the impact of development”.

ACTION:	METHOD:
1. Timing constraints	None
2. Removal of building materials	Although it is very unlikely that roosting bats will be exposed during the proposed building alterations, you should be aware that solitary bats are ‘occasionally’ found roosting beneath roofing materials, usually under roof claddings, verge tiles and ridge tiles.
3. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed. All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials or rubble infill walling, stop work and seek advice before continuing work in this area.
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on ‘Bats and the Law’ in this report.
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7. Post-development monitoring	Not required
8. Additional survey effort	Evening roost emergence / dawn re-entry surveys are <u>not</u> recommended.

APPENDIX A

Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS)

¹ Bat Mitigation Guidelines AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005) Biodiversity and Geological Conservation ODPM

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".*

*(Tony Mitchell-Jones 2004)

¹ 2.2.3 - Planning for development p10 Bat Surveys, Good Practice Guidelines, BCT (2007)

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust.

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227

APPENDIX B

Information / data sources

The following sources were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Department for Environment Food and Rural Affairs (Defra)
4. Joint Nature Conservation Committee (JNCC)
5. North Lancashire Bat Group
6. East Lancashire Bat Group
7. Lancashire Biodiversity Partnership
8. Biological Heritage Sites Partnership (LCC, NE and LWT)
9. EED dataset (Lancashire bat records 2000 - 2011)
10. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
11. Natural England - Nature on the map (www.natureonthemap.org.uk)
12. Multimap